

**Charter Township of Elmwood
Planning Commission
Regular Meeting
November 9, 2021
7:00 PM**

A. Call to Order: Chairman Bechtold called the meeting to order at 7:00 PM.

B. Pledge of Allegiance: The Chair led the Pledge of Allegiance.

C. Roll Call: Present: Jeff Aprill, Doug Roberts, Chris Mikowski, Rick Bechtold, Jonah Kuzma, Kendra Luta, Nate McDonald

D. Limited Public Comment: None

E. Agenda Modifications/Approval: MOTION BY COMMISSIONER APRILL, SECOND BY COMMISSIONER KUZMA TO APPROVE THE AGENDA AS MODIFIED REMOVING ITEM J1. MOTION PASSED UNANIMOUSLY.

F. Minutes- October 19, 2021: MOTION BY COMMISSIONER ROBERTS, SECOND BY COMMISSIONER MCDONALD TO ACCEPT THE MINUTES OF OCTOBER 19, 2021 AS PRINTED. MOTION APPROVED UNANIMOUSLY.

G. Consent Calendar: None

H. Declaration of Conflict of Interest: Commissioner Roberts and Commissioner Luta declared a conflict with item J2.

I. Old Business:

- 1. SU/SPR #2021-09 Introduction-West Shore Marina-rescheduled for 12/14**
- 2. SU/SPR #2021-08 Introduction-Starfell Savannahs Cattery (Kennel)-rescheduled for 12/14**

J. New Business: (07:07)

- 2. SPR #2021-10 Discovery Pier**

Commissioners Roberts and Luta were excused to the audience.

Engineer, Daryl Veldman, and CEO Matt McDonough gave a brief overview and update for the proposal for Discovery Pier.

The Commissioners asked questions, discussed the project, and went through Section 8.4 Requirements for Site Plan Approval and Section 8.5 Review and Approval for Site Plan Review.

MOTION BY COMMISSIONER MCDONALD, SECONDED BY COMMISSIONER KUZMA TO APPROVE THE SITE PLAN REVIEW #2021-10 DISCOVERY PIER.

DISCUSSION

MOTION DIES

MOTION BY COMMISSIONER MCDONALD, SECONDED BY COMMISSIONER KUZMA, TO APPROVE THE SITE PLAN REVIEW #2021-10 DISCOVERY PIER WITH CONDITIONS IN SECTION 8.5 AND WITH REQUIREMENTS FROM THE FIRE CHIEF'S REPORT DATED JUNE 15, 2021 P. 3 OF 5 AND P. 4 OF 5. MOTION APPROVED 5-0.

Commissioners Roberts and Luta rejoined the meeting.

3. Township Board Motion regarding an overlay district or amendment to the Zoning Districts: (55:40)

Staff reported the Township Board on September 30, 2021 did adopt two ordinances, one was a zoning ordinance to include short term rentals, and the other one was a licensing ordinance. After both ordinances were approved, there was a motion to direct the Planning Commission as soon as possible to remove STR's from subdivisions in Greilickville neighborhoods using an overlay district or amendment to the zoning districts. Staff included both ordinances for their review.

The Commissioners discussed an overlay district and whether to work on it immediately or wait to hear what happens in the Legislature. The Commission determined to hold off on discussion until at least January in order to determine what happens in the Legislature and to have further information on where the properties that submitted STR applications are located.

4. Reminder of next meeting date (12/14)

K. Comments from the Chair: Chairman Bechtold thanked the Commissioners for their thorough work and respectful conversation and wished everyone a happy Thanksgiving.

L. Comments from Planning Commissioners: Commissioner Aprill noted when they reviewed section 8.5, it was duplicated.

M. Comments from Staff: Staff thanked the Commissioners.

N. Public Comment: None

O. Adjourn: MOTION BY COMMISSIONER LUTA, SECOND BY COMMISSIONER MCDONALD TO ADJOURN MEETING AT 8:27 PM. MOTION PASSED.